

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jul 21, 2023 04:18 PM Fee: \$38.00

**2023082360**

\*Electronically Recorded\*

MANAGEMENT CERTIFICATE  
OF  
LONGVIEW RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Longview Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Longview.
2. The name of the Association: Longview Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Travis County, Texas, made subject to that certain Longview Master Covenant [Residential], recorded as Document No. 2022012532 in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Covenant"), by the recording, from time to time, of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Longview Residential Community, Inc., c/o Capital Consultants Management Company (CCMC), Attn: Sara Huff, 7800 N Dallas Parkway, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, email address of the person managing the Association:  
  
Name: Longview Residential Community, Inc., c/o Capital Consultants Management Company (CCMC)  
Mailing Address: 7800 N Dallas Parkway, Suite 450, Plano, TX 75024  
Attn: Sara Huff  
Telephone Number: (469) 246-3500  
Email Address: [ccmctx@ccmcnet.com](mailto:ccmctx@ccmcnet.com)
7. Website to access the Association's dedicatory instruments: [www.longviewatx.com](http://www.longviewatx.com)

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$950.00.

Special Common Area Assessments - \$60 annually (only for Lots designated as Beneficiaries in a recorded instrument).

Advance Assessments - \$255.00.

Lien Estoppel/Resale Certificate Fee - \$375.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

**LONGVIEW RESIDENTIAL COMMUNITY, INC.**, a Texas  
nonprofit corporation

By: \_\_\_\_\_

Name: Walter Duke

Title: President

STATE OF TEXAS

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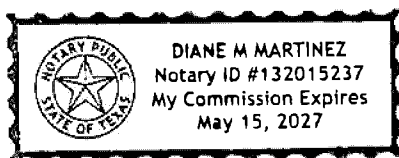
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on the 12th day of June, 2023, by Walter Duke, the President of Longview Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_

Notary Public Signature

**AFTER RECORDING RETURN TO:**

Kristi E. Stotts, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: [kstotts@winstead.com](mailto:kstotts@winstead.com)

ATTACHMENT 1

1. Longview Master Covenant [Residential], recorded under Document No. 2022012532, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
2. Longview Development Area Declaration [Residential], recorded under Document No. 2023065441, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
3. Longview Community Manual, recorded under Document No. 2023065458, Official Public Records of Travis County, Texas, as same may be amended and supplemented from time to time.
4. Longview Adoption of Working Capital Assessment, recorded under Document No. 2023065449, Official Public Records of Travis County, Texas.
5. Longview Notice of Applicability [Residential – Phase 1], recorded under Document No. 2023065508, Official Public Records of Travis County, Texas.
6. Longview Design Guidelines, recorded under Document No. 2023081500, Official Public Records of Travis County, Texas.
7. Longview Notice of Designation of Special Common Area [Phase 1], recorded under Document No. 2023081486, Official Public Records of Travis County, Texas.

ATTACHMENT 1

LONGVIEW RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE